

2013-004576

Klamath County, Oregon

04/30/2013 11:54:40 AM

Fee: \$42.00

2013-004975

Klamath County, Oregon

05/08/2013 02:16:50 PM

Fee: \$52.00



After recording return to:

John T. Davis  
1629 Micah lane  
Lapine, OR 97739

Until a change is requested all tax  
statements shall be sent to the  
following address:

John T. Davis  
1629 Micah lane  
Lapine, OR 97739

File No.: 7061-2037400 (JNR)

Date: February 11, 2013

THIS SPACE RESERVED FOR RECORD

### STATUTORY WARRANTY DEED

\*Johnny Thomas

**Francis Noel Schlaegel, Jr.**, Grantor, conveys and warrants to **John T. Davis**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of KLAMATH, State of Oregon, described as follows:

**Lot 7, Tract No. 1382, Wildwood Subdivision, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$239,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:  
First American Title  
395 SW Bluff Drive, Suite 100  
Bend, OR 97702

\*\*This is being rerecorded to correct Grantees vesting as recorded in 2013-004576 and 2013-004845

2013-004845

Klamath County, Oregon

05/06/2013 02:22:37 PM

Fee: \$52.00

7061-2037400 JNR

**RECORDING COVER SHEET (Please Print or Type)**

The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page recording requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

**AFTER RECORDING RETURN TO:**

Johnny Thomas Davis

1629 Micah Lane

LaPine, OR 97739

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Warranty Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Francis Noel Schlaegel Jr

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Johnny Thomas Davis

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) - Amount in dollars or other

\$ 239,000.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

Johnny Thomas Davis

1629 Micah Lane

LaPine OR 97739

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:

(If applicable)

☐ FULL  
☐ PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$

**8) If this instrument is being re-recorded, complete the following statement, in accordance with ORS 205.244:**

"Re-recorded at the request of Warranty Deed to correct Grantee Vesting

previously recorded in Book \_\_\_\_\_ and page \_\_\_\_\_, or as Fee Number 2013-004576."

After recording return to:

First American Title

395 SW Bluff Drive, Suite 100

Bend, OR 97702



After recording return to:  
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1629 Micah lane  
Lapine, OR 97739

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John T. Davis  
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Lapine, OR 97739

File No.: 7061-2037400 (JNR)  
Date: February 11, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

Recorded Electronically	
ID	
County	Klamath
Date	4/30/13
Time	
Simplifile.com 800.460.5657	

## STATUTORY WARRANTY DEED

**Francis Noel Schlaegel, Jr.**, Grantor, conveys and warrants to **John T. Davis**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of KLAMATH, State of Oregon, described as follows:

**Lot 7, Tract No. 1382, Wildwood Subdivision, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**Subject to:**

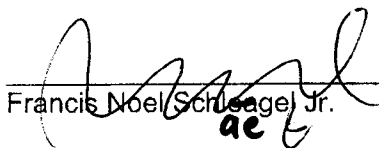
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$239,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:  
First American Title  
395 SW Bluff Drive, Suite 100  
Bend, OR 97702

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

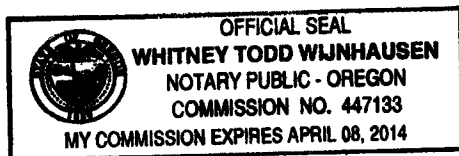
Dated this 15<sup>th</sup> day of April, 2013.

  
Francis Noel Schlegel Jr.  
ae

STATE OF Oregon )  
 )ss.  
County of )

This instrument was acknowledged before me on this 15<sup>th</sup> day of April, 2013  
by Francis Noel Schlegel, Jr..  
ae

  
\_\_\_\_\_



Notary Public for Oregon  
My commission expires: 4-8-14